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Report

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Legislation

The Alberta Housing Corporation is an agent of the Crown in right of Alberta, created to carry out duties and functions related to any program of housing or urban development as may be assigned to it by the Lieutenant-Governor in Council. It may undertake to carry to completion or assist in the provision, development, maintenance and management of housing:

a. generally, or
b. for middle and low-income families and individuals, or
c. for employees of the Government of Alberta, or
d. for senior citizens, or
e. for families and individuals receiving social allowances or social assistance

In addition, the Corporation may undertake land development in a municipality for housing, institutional, commercial, industrial, park or service purposes.

Letters of Transmittal

To The Honourable
Larry R. Shaben
Chairman
Alberta Housing Corporation
Board of Directors

Sir:

I have the honour to submit the annual report of the Alberta Housing Corporation.

I have the honour to be, Sir,

Yours truly,

Kenneth D. Poholko, C.G.A.
President
Alberta Housing Corporation

To His Honour
Frank Lynch-Staunton,
Lieutenant-Governor
of the Province of Alberta

Sir:

I have the honour to present herewith, for the information of Your Honour and of the Legislature of Alberta, the annual report of the Alberta Housing Corporation, covering the period from April 1, 1982 to March 31, 1983.

I have the honour to be, Sir, your obedient servant,

Larry R. Shaben
Minister of Housing
Chairman
Board of Directors
Alberta Housing Corporation

Report of the Chairman

I am proud of the contribution that the Alberta Housing Corporation made to meeting the housing needs of Albertans in 1982/83.

Total 1982/83 housing completions rose by 61 per cent over the previous year to a record 4,180 units, while new commitments increased to 3,829 units.

Senior citizens were the major group receiving AHC-sponsored housing projects. Eleven new Senior Citizens Lodge projects totalling 403 bedroom units for seniors desiring food and lodging type accommodation were begun in 1982/83. Sixty Senior Citizens Self-contained projects totalling 2,244 new apartments were started in communities throughout the Province.

Low-income families in need of affordable rental accommodation formed the Corporation's next major target group in 1982/83 with 1,071 units started.

The Corporation's other two capital housing programs – Transitional Housing and Government Staff Housing provided affordable housing in northern communities and remote regions of the province. Sixty-three Staff Housing units and 48 Transitional units were either constructed or purchased.

In addition, the Corporation provided 302 mobile homes to native families through the Rural Mobile Home Program in a variety of northern rural communities.

AHC also committed $75.6 million through the Land Banking and Land Development Program to meet the industrial and residential requirements of Alberta's smaller municipalities.

In summary, 1982/83 was a most productive year for the Alberta Housing Corporation in meeting the Province's ongoing commitment to help low-income Albertans obtain safe, warm and affordable housing.

Larry R. Shaben
Chairman of the Board

Highlights

Inventory Report to March 31, 1983

	Units/Beds
Community Housing	825[illegible]
Senior Citizens Self-contained	990[illegible]
Senior Citizens Lodge	701[illegible]
Rural & Native Housing	11[illegible]
Rural Mobile Home Program & Extension	107[illegible]
Transitional Housing	294
Staff Housing	67[illegible]
Total	**27,327**

Unit Completions 1978/79 to 1982/1983

	82/83	81/82	80/81	79/80	78/79
Senior Citizens Lodge & Lodge Addition	**96**	159	247	102	168
Senior Citizens Self-contained	**2271**	1392	1008	871	887
Community Housing	***1388**	760	258	531	298
Special-Handicapped	**—**	—	—	79	—
Rural & Native Housing	**—**	—	15	*52	229
Transitional Housing	***65**	101	*31	*13	—
Staff Housing	**58**	35	17	23	29
Rural Mobile Home Program & Extension	**302**	142	159	144	93
Totals	**4180**	**2589**	**1735**	**1815**	**1704**

*Total includes some acquisitions

Units Committed 1978/79 to 1982/83

	82/83	81/82	80/81	79/80	78/79
Staff Housing	**63**	22	50	7	15
Rural & Native Housing	**—**	—	1	23	64
Transitional Housing	**48**	73	80	6	13
Community Housing	**1071**	1138	990	246	55
Senior Citizens Lodge	**403**	366	144	138	69
Senior Citizens Self-contained	**2244**	2070	1910	1221	344
Totals	**3829**	**3669**	**3175**	**1641**	**580**

Report of the President

Operations

While the past year has been one of general stability for the Corporation several highlights should be reported here.

In the area of financial resources the Corporation recorded significant cost-savings on forecast capital expenditures. The saving, which totalled $29.1 million or approximately 12 per cent of forecast costs, was mainly brought about by competitive pricing in the construction industry. In total, through the aforenoted cost-savings and reductions in land and housing activity, the Corporation reduced its 1982/83 borrowings from the Heritage Savings Trust Fund by approximately $135 million; about one-third of originally forecast capital requirements.

The use of technological resources was significantly stepped-up in 1982/83 when AHC's Regional Offices were put on-line. These offices – located in Peace River, Fort McMurray, Slave Lake, St. Paul and the outskirts of Edmonton – provide Property Management Services to all areas north of Edmonton, an area of more than 400,000 square kilometres (248,000 square miles). On-line information services will make this job just a little more efficient.

Products and Services

As the Report of the Chairman indicates, the Corporation has completed a year of record levels of production. Of course, as new units are added our role as a Property Manager grows. At year-end our portfolio stood at 27,132 units – homes for roughly 45,000 Albertans.

Our Property Management service is provided in an innovative manner that encourages the participation and co-operation of volunteers at the community level. The Corporation acts as a consultant to the roughly 400 volunteer agencies who help manage our properties; offering counselling to the agencies in such areas as accounting, maintenance and tenant relations. The volunteers meanwhile supervise day-to-day operational responsibilities such as tenant selection, tenant liaison, preventive maintenance programs, and rent collection.

The most notable benefits derived from this community approach are an appreciation of tenant and community needs and the reduction in professional fees brought about by volunteerism.

The other important aspect of portfolio administration is the operating subsidies provided on our projects. Through Alberta Housing Corporation, the Province of Alberta subsidizes the operating costs of projects to ensure lower income Albertans will have accommodation they can afford. In 1982 the Province's operating subsidies translated into $155 per unit, per month (or $14 million) for tenants of the Senior Citizens Self-contained Program, $130 per unit, per month (or $9.4 million) for tenants of the Community Housing Program, and $425 per bed, per year (or $2.9 million) for residents in our Senior Citizens Lodges. These are the major program subsidies, it should be noted that direct and indirect subsidies are provided by the Province to ensure affordability of all AHC projects for modest-income Albertans and senior citizens.

I believe our results this year speak well for the commitment of Alberta Housing Corporation staff and for the commitment of the Province to affordable housing for all Albertans. I invite you to read a sampling of this commitment in the remainder of this report.

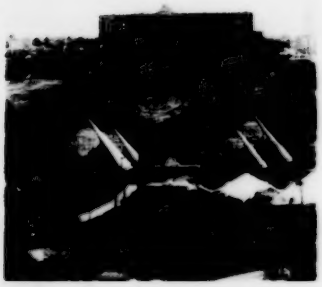
K.D. Poholko, C.G.A.
President,
Alberta Housing Corporation

Senior Citizens Self-contained Apartment Program

Situated on top of Connors Hill, Montgomery Legion Place offers an excellent view of the Saskatchewan River Valley.

Workmen installed the face brick under cover of hoarding during the fall and winter of 1982.

Montgomery Legion Place—Edmonton



At 304 units, Montgomery Legion Place in Edmonton is not typical of Alberta Housing Corporation Senior Citizens Self-contained projects which in 1982/83 averaged 30 units in size. In fact, Montgomery Legion Place is the largest Self-contained project undertaken in the 10-year history of the program.

In all, in 1982/83 the Corporation completed construction of 79 Senior Citizens Self-contained projects totalling 2,271 units and had another 2,949 units under construction including the 2,244 units which were new construction commitments during this fiscal period. The value of contracts let for the 60 new projects in 1982/83 totalled $122.5 million, borrowed from the Alberta Investment Division of the Heritage Savings Trust Fund.

While Montgomery Legion Place is unique in size, it is typical of the Self-contained Program in all other aspects.

Like other projects it is sponsored by a non-profit organization, the Montgomery Branch of the Royal Canadian Legion. AHC will maintain title to the project and the Legion will take over management of the completed project on the Corporation's behalf. The Legion will elect a Board of Directors which will take over general administration duties such as hiring a manager and a maintenance technician, bookkeeping and collecting rent.

The Management Board will also select tenants from a list of applicants who are a minimum of 65 years of age. Applicants will be selected on the basis of their need for accommodation. Tenants will pay only 25 per cent of their income for

Here a workman installs the frame for a doorway to one of the 304 apartment units. The internal framework is made of durable, non-flammable pressed steel.

The completed elevation of the north-facing, eight-storey wing.

The clocktower is one of the traditional architectural features of Montgomery Legion Place.

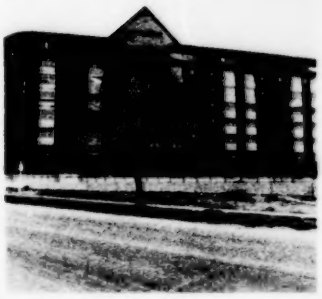
rent and receive an apartment equipped with carpet, drapes, fridge and stove. AHC will provide Property Management consultants to assist the Board in the administration of the project and will also underwrite any deficits incurred in the operation of the residence.

The Corporation purchased a site for the new residence on the east side of Connors Road at 94 Avenue in the community of Strathearn. The site was ideal for a seniors residence: close to shopping and medical facilities, banks, bus routes and only three kilometres (1.8 miles) from downtown.

The Royal Canadian Legion Montgomery Branch committed almost a quarter of a million dollars towards construction of special amenity areas that would give added comfort to the residents of Montgomery Legion Place.

Incorporation of these amenity areas was a prime consideration of project architects Forbes Lord Feldberg Schmidt Croll. They created more than a dozen suite plans to maximize the use of the .975 hectare (2.4 acres) site. The end result of their design was a building with an eight-storey northeast wing and a four-storey southeast wing curved to fit the site and containing 287 one-bedroom units, four units for physically handicapped seniors, and 13 two-bedroom units included on an experimental basis. The wings of the residence meet at a central entrance and amenity area. Featured in the amenity area is a communal lounge suitable for groups up to 150; a small conservatory; a kitchen to service lounge functions; a sheltered patio beside the communal lounge; a lobby which can be accessed by the side or front door where the intercom and mailboxes are located; a manager's office; an elevator lobby and a quiet interior courtyard.

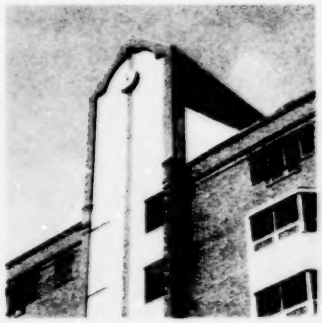
Forbes Lord Feldberg Schmidt Croll designed Montgomery Legion Place in the style of famous old Edmonton landmarks, LeMarchand Mansion and the Hotel Macdonald implementing traditional architectural details that are also functional in design. Small green pillars break up the open spaces in the lobby and front hallway.



A wall of glass blocks diffuses light between the manager's office and the lobby and between the whirlpool room and the exercise room. Window seats located in the front lobby and the elevator lobbies throughout the building provide convenient and comfortable spots to relax and enjoy the view. Indirect overhead lighting softens the effects of the more formal details, such as the vaulted ceiling in the communal lounge and the built-up slate grey baseboards. Traditional exterior details are found in the fine brickwork around the bay windows and the grey, rusticated concrete at the base of the building.

The grounds of Montgomery Legion Place are traditionally landscaped to enhance the residence and encourage outdoor activities.

The most interesting feature of the residence is the three-foot diameter clock located on the eighth storey mechanical penthouse. Requested by the Royal Canadian Legion and designed by Forbes Lord Feldberg Schmidt Croll, the clock is large enough to be seen not only by the residents in the courtyard but passers-by on the street. It is sure to become a welcome and familiar landmark in the community of Strathearn.



Senior Citizens Lodge Program

The landscaped grounds and mature trees create a beautiful setting for Westview Lodge and Addition. Residents may enjoy the setting by strolling on walkways around the building or relaxing in the courtyard.

Westview Lodge Addition—Rocky Mountain House

Alberta Housing Corporation has responded to increased demands for Lodge accommodation in two ways: constructing new projects where none currently exist and building additions to existing facilities. In recent years AHC has built 36 additions to its 124 Lodges across Alberta. A Lodge addition provides an opportunity not only to increase the number of beds economically but increase the amenity space, upgrade the existing Lodge and incorporate recommendations made by tenants and the Municipal Foundations which manage the Lodges. One such addition, completed during this fiscal year, was the 20-bed addition to Westview Lodge in Rocky Mountain House.

Throughout 1982/83 the Corporation completed five Lodge projects, totalling 96 beds including the Westview addition and started construction on 11 new Lodge projects, including six additions, which will add 403 beds to inventory. Capital commitments on these 11 new projects—including land acquisition, construction, equipment and furnishings—totalled $18.31 million with financing provided by the Alberta Investment Division of the Heritage Savings Trust Fund.

The process leading to the Rocky Mountain House addition began in 1980 when the Rocky Mountain Foundation received approval from its member municipalities to apply to AHC for additional Lodge accommodation. AHC conducted a need and demand study which concluded that Rocky Mountain House had a large proportion of elderly who required accommodation. Therefore the Corporation recommended construction of a 20-bed addition to the existing 50-bed Westview Lodge, renovations to the existing Lodge, and construction of an eight-unit Self-contained residence on a site adjoining the Lodge property. Capital approval of the three-phase project was received from the Provincial Government for the 1981/82 fiscal year.

The contract for all three phases was awarded to Sommer Brothers of Ponoka. The projects were started in March 1982 and completed in November 1982 at a total cost of $1.23 million. The Lodge addition and renovations were completed at a cost of $815 thousand.

The greenhouse and one of two cedar decks are located on the sunny, south-side of the new wing.

The spacious new lounge located between the old and new wings provides a comfortable place to visit, entertain or just watch television.

Red Deer architect, John Murray designed the addition which incorporated all of the Rocky Mountain Foundation's requests for additional amenity space including a new lounge and games room, a crafts room, a domestic kitchen and laundry, two cedar decks and a sauna.

With the exception of the sauna all of the requested amenities were allowed under AHC guidelines and therefore funded by the Corporation. The Rocky Mountain Foundation, however, provided the capital costs for the sauna.

The one-storey addition was connected to the southeast wing of Westview Lodge. This siting ensured that the courtyard patio of the existing Lodge remained accessible, it maintained the mature trees behind the site, allowed for proper site drainage and provided a southwest orientation ideal for the greenhouse.

The hallway of the existing Lodge meets the lounge/games room and greenhouse area of the addition where chairs and couches provide a comfortable living area. Special amenity areas are situated around the lounge in the addition: a sauna, a small kitchen for preparing snacks and coffee for guests, a crafts room equipped with large work tables, a tenant laundry room and public washrooms. From the lounge residents may look through windows into the greenhouse or may enter the greenhouse through a side door to tend their plants. Two cedar decks are located outside the lounge, one on the shady north side and one on the sunny south side providing integrated traffic areas where residents of the existing Westview Lodge may visit the addition and meet their new neighbours.

The Lodge addition was designed on a domestic scale, with standard ceiling heights creating a homey atmosphere. A long corridor was avoided by staggering the hallway into three small sections with a peaceful mural at the end of each section. The doorways to each room were staggered from those on the opposite side of the hallway and recessed to provide more privacy.

Each bedroom contains a bathroom and a large closet and is furnished with a bed, desk, chair, drapery and carpeting. Several of the 20 rooms in the addition are paired with a doorway between the rooms for married couples.

Renovations to the old Westview Lodge included upgraded lighting, new hall coverings and resprayed ceilings. The Lodge kitchen facilities and storage were expanded to meet the demand of 20 additional residents. A coffee bar was built in the dining area, the dining tables were replaced, and the lounge received new drapes. At the request of the Foundation, the matron's suite was converted to office space for administration of the residences under the Foundation's jurisdiction and the old office was converted into a hair salon.

AHC retains title to new Lodge projects and turns over management to the Foundation. The contracting municipalities within the Foundation, with some financial assistance from AHC, subsidize the operating deficits of the Lodge to ensure the facilities are affordable for senior citizens in need of this type of accommodation. A Foundation's Board of Directors is appointed from member municipalities to set administrative policy and hire a matron to supervise operating and maintenance staff, manage the operation of the facility, and collect rent. The Board also selects tenants for a Lodge. To qualify for accommodation applicants must be in good health and are selected on the basis of their need for accommodation from the Foundation area first, then the rest of the Province. Each tenant's monthly rent provides him/her with a bedroom, linen, laundry and meal service.

The administration of a Lodge by local Foundation members provides a number of benefits which help ensure the success of a project. In the case of the Lodge Addition in the Rocky Mountain Municipal Foundation this success can be easily measured: all 20 of the rooms in the addition were immediately filled.

Community Housing Program

AHC's cluster Community Housing projects: 65 units in total, the first to be undertaken in the architecturally planned community of Lincoln Park Village.

Lincoln Park Village—Calgary

During 1982/83 AHC began a unique project on the outskirts of Calgary's inner city—in the Lincoln Park area. Occupying an area of 8.4 hectares (20.7 acres) owned by AHC, the plan for Lincoln Park Village is for it to become a mini-community in its own right.

The parcel, near Mount Royal College and surrounded by well established residential communities, is divided into six blocks which can be developed separately to provide both public and private sector housing for diverse market segments. Each block has land-use guidelines to enhance the concept of a small pedestrian-oriented village community, and all areas lead to the focal point—an open space designated the "Village Green".

Three of the six blocks are set aside for AHC's housing programs, while the other three are open to proposals from private sector developers. The end result could include co-op housing and private market rental units or condominiums in addition to the 102-unit Senior Citizens Self-contained residence which was started in February 1983, and the 65 Community Housing units begun in November 1982.

The AHC Community Housing project—the first development undertaken in Lincoln Park Village—is situated between two blocks and separated from the rest of the village by a site open for private development of 29 low-density, multi-family units. Lower densities and heights are required in this western portion of Lincoln Park Village to minimize shadow patterns and maximize the mountain view for adjacent developments. In keeping with this, the Community Housing units are arranged in clusters of three to seven two-storey townhouses, with 35 units in the upper block and 30 in the lower.

The plan for the Village allows about 495 units in total and divides the 8.4 hectare site into six blocks for subsidized, non-profit and private sector use.

Rather than stipulate style through architectural controls, the plan sets out land use guidelines indicating the heights and bulk of buildings for each block to encourage dialogue on meeting the needs of all market segments which will reside in the Village.

Surface parking areas are found in pockets around the edges of the development, leaving the residential area free from vehicles and safe for pedestrians and children at play. Paved walkways leading to the Village Green run throughout the clustered townhomes and each neighborhood will contain a hard-surfaced courtyard or play area.

While Lincoln Park provided a unique design opportunity for AHC's Community Housing Program, the philosophy of integrating projects into existing communities is typical of all Community Housing Program construction. In 1982/83 the Corporation committed $61.3 million for the provision of 1,071 Community Housing units. Of this total, 999 units will be newly constructed in 36 new projects. As in Lincoln Park Village these Community Housing projects are generally built in a townhouse configuration.

The Lincoln Park project will provide five four-bedroom, 27 three-bedroom, 31 two-bedroom and two two-bedroom units designed for wheelchair users. All units are then turned over to families of modest incomes who will pay 25 per cent of their income towards rent. Operating subsidies are generally covered by the Federal, Provincial and Municipal Governments. The nearby day-care and educational facilities of Mount Royal College, retail outlets and public transit, make the area ideal for family living.

When Lincoln Park Village is completed, the Community Housing project will become a part of the overall architectural plan for the area while satisfying the housing needs for the moderate and lower-income segments of Calgary's population.

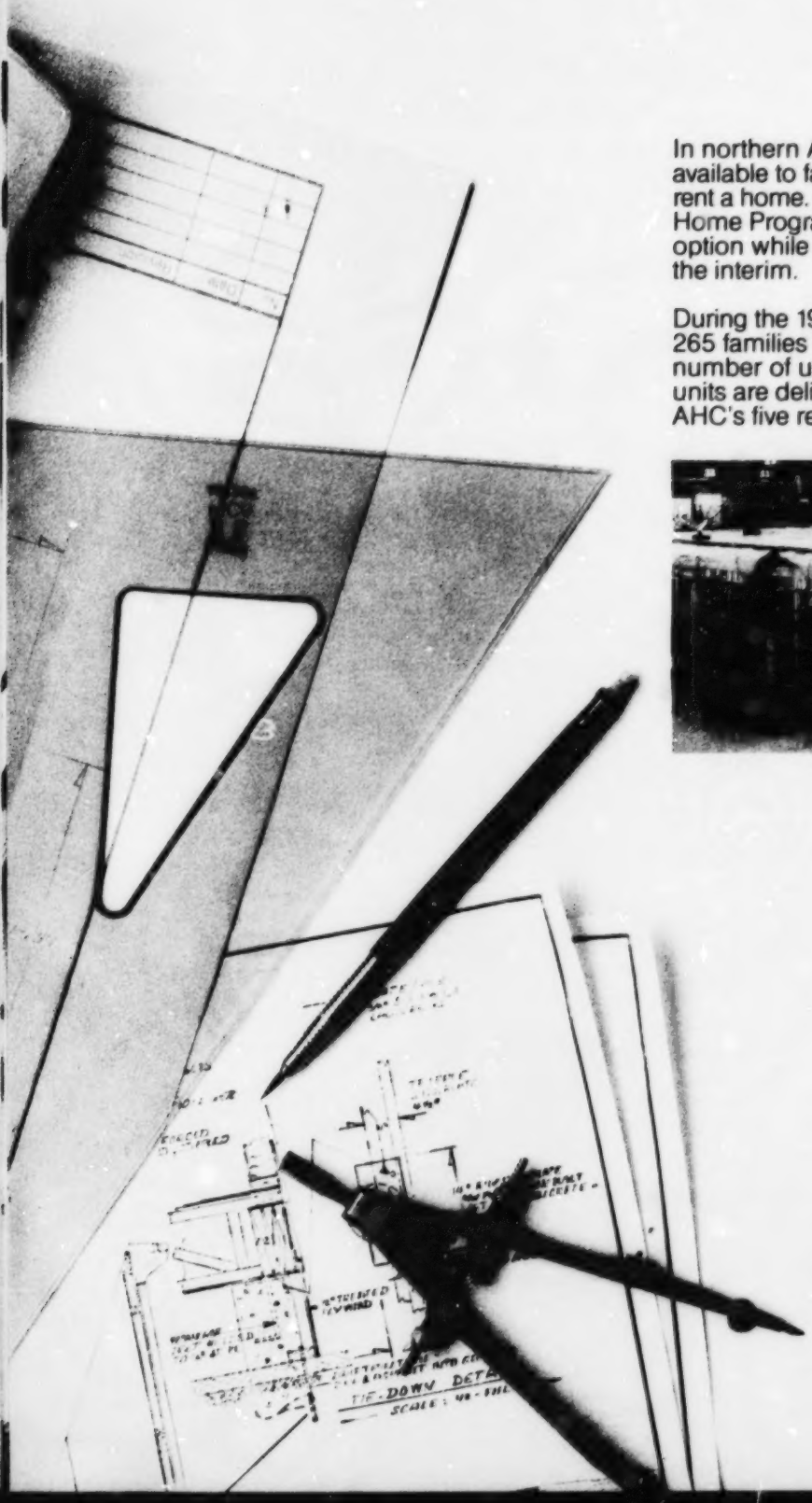
Co-operative Housing Action Program

The CHAP housing program, administered by the Co-op Housing Branch of the Department of Housing, helps Alberta families build their own home. Applicants may receive basic information on home construction or, if they wish to become their own general contractor, they are enrolled in a 12-week construction management course. Topics covered during the course include: home design, contracts and liens, and trades scheduling. Mortgage financing options are also examined. Financing may be obtained from conventional lenders or eligible applicants may receive mortgage financing and subsidies from the Alberta Home Mortgage Corporation.

AHC participates in CHAP by providing serviced residential lots to families at cost. AHC may purchase these lots on the market or allocate a number of lots from its residential land development projects. In 1982/83 AHC provided 25 lots in five different communities and made a capital commitment of $602,632 to lots for the CHAP program.

Rural Mobile Home Program

AHC's mobile homes are manufactured in controlled environments to help ensure their structural success in meeting diverse geographic and climatic demands.



In northern Alberta there are few, if any, alternatives available to families financially unable to build, buy or rent a home. Alberta Housing Corporation's Rural Mobile Home Program gives low-income clients a rent-to-own option while assuring a comfortable environment in the interim.

During the 1982/83 fiscal year the Corporation provided 265 families with mobile homes bringing the total number of units in the field to more than 1,000. These units are delivered and managed directly through AHC's five regional offices in Slave Lake, Peace River, St. Paul, Fort McMurray and Edmonton. Regional staff provide direct services to each of the tenants of the mobile homes, which are located as far north as Fort Fitzgerald, just 40 kilometres (25 miles) inside the Northwest Territories boundary.

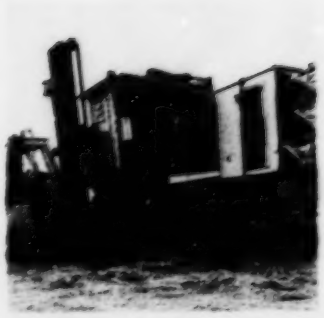
The Rural Mobile Home Program was initially designed to accommodate

Units are transported to tenants in many remote areas of the north. Here, enclosed porches are being loaded for shipment.

AHC staff discuss the structure of a model 'set up' which forms the foundation for mobile homes.

Regional staff help orient tenants to their new mobile homes by explaining basic care and maintenance requirements of such items as major appliances.

families in emergency situations. While priority is still given to families with emergent housing needs, the program has more recently become a housing alternative for low-income families in the North. To acquire a unit under less-than-emergent circumstance a family must have lived in their community for more than one year and household income may not total more than $16,000 per year.



Homes are placed on land owned by or under long-term lease to the applicant or, in some cases, Alberta Housing Corporation. If the site selected for placement is fully serviced, a conventional single-wide mobile home is supplied. An industrial trailer is provided if the applicant chooses to have the unit placed on an isolated site where servicing is not available.

Once the unit has been placed, regional staff ensure it is well maintained through regular inspections. During these visits staff also work to help the family understand and fulfill their obligations as tenants. Families make regular monthly payments directly to AHC which are applied to the purchase price of the home. Through this arrangement the Rural Mobile Home Program gives families the chance to eventually own the home, an opportunity which is not otherwise available at their income levels.

Rural Mobile Home Program Extension

In 1980/81 a decision was made to modify Rural Mobile Home Program guidelines to enable residents of Reserves to benefit as well. Since making the decision to extend the program to Indian Reserves, a federal jurisdiction, AHC has been called on to provide 100 mobile homes including 37 during the past fiscal year. These units are sold to the Reserve Bands interest-free with repayment to AHC guaranteed by the Federal Department of Indian and Northern Affairs.

Staff Housing Program

High Level, Alberta's northernmost town is located above the 58 parallel 300 kilometres (180 miles) northwest of Peace River.

Staggered units and covered entrances preserve the privacy of each staff housing unit in this 16-unit townhouse project built in AHC's new subdivision.

High Level

High Level's population is growing quickly, by about eight per cent per year, but growing faster is the population serviced by the Town. Strong local lumber, oil and gas industries and an expanding agricultural base have boosted the Town's trading population from an estimated 8,000 in 1972 to over 16,000 in 1982. High Level has become the major service centre for the extreme northwestern portion of Alberta.

With the area's expansion came an increased demand for local access to the programs and services offered through the Provincial Government. By the end of the 1982/83 fiscal year, 10 Provincial Government departments had established regional offices in High Level, eliminating the once requisite 300-kilometre (180 mile) drive to Peace River for personal contact with government agencies.

Alberta Housing Corporation's Staff Housing Program provides the living accommodation for almost one-third of the 100-plus Provincial Government employees now headquartered in High Level. Supplied at the request of each government department, Staff Housing units are located in remote areas— grazing reserves, ranger stations and rural provincial parks—and in designated northern communities such as High Level where accommodation is often difficult to acquire. In High Level, for instance, the apartment vacancy rate has been close to zero for the last three years.

The townhouse design was carried over to the garage as well, where units will be built on this long concrete pad

In 1982/83, 22 Staff Housing units for nine government departments were under construction in High Level representing $2 million in new capital commitments. Sixteen of the units under construction are townhomes, built in High Level's new AHC-developed subdivision. Where a number of units are needed at the same time, townhomes are a cost-efficient alternative to the single-family homes and duplexes prevalent in AHC's Staff Housing inventory.

The 100 square metre (1,076 square feet) townhomes, designed by Edmonton architect Richard Vanderwell, are contained in two-storey, eight-unit wood frame buildings. The kitchen (complete with fridge and stove), dining and living areas are located on the main floor with three bedrooms and a bath on the second. Each unit has a full unfinished basement with roughed-in receptacles for washer and dryer. Garages are provided at the back of the units. The exterior finishing, stucco and metal siding, was selected to be compatible with neighboring single-family homes and private townhome developments.

The other six Staff Housing units under construction in High Level at fiscal year-end are single-family homes built to one of two bungalow designs standardized by AHC. Each has about 100 square metres (1,076 square feet) of living space with three bedrooms and an unfinished basement. Garages, either front attached or rear, are also provided.

The Corporation undertook new capital construction of 63 Staff Housing units in 1982/83 representing total commitments of approximately $5.9 million. The program helps to ensure that isolated areas or communities of special circumstance, such as High Level, will receive the necessary Provincial Government services.

Transitional Housing Program

In 1982/83 the Corporation provided 65 housing units to the Alberta Department of Manpower for use in its Employment Counselling and Relocation Services Program. Through ECRS, Advanced Education assists residents of isolated northern areas to relocate to growth centres where employment or job training opportunities exist.

ECRS has four components: Financial Assistance – which covers the costs of moving the family to its new community; Employment Counselling or Job Training – to help the head of the household find a job or to provide skills training to aid employability; Social Adjustment Counselling – to support and guide the family's integration into its new community; Transitional Housing – to ensure the family has safe, affordable accommodation in its new community.

Alberta Housing Corporation provides the Transitional Housing and, since ECRS inception a decade ago, has provided close to 350 homes to the program. 1982/83 capital commitments were $3.4 million including the acquisition of 23 units from existing stock and the construction of 25 new units.

Fort McMurray

A Decade of Service

For 10 years the Alberta Housing Corporation worked at a frenetic pace preparing land for residential and industrial use as Fort McMurray grew from a town of 8,100 to a city of over 33,000. During this time, from 1973-1983, AHC invested approximately $175 million while providing virtually all land for housing the 25,000 new inhabitants.

In 1982/83 the Corporation's land commitments totalled roughly $10.3 million comprised of 11 new contracts and the completion of previous years' commitments.

Timberlea subdivision is the culmination of the land development AHC began in McMurray in 1973. Its development has been planned with the same adaptability which the City itself has come to understand so well: to meet the demands of steady and "reasonable" growth with the ability to house an influx quickly, if necessary.

The infrastructure for the 972 hectare (2,400 acre) subdivision was started in the 1980/81 fiscal year. By the end of 1981/82 Confederation Way, the main vehicular artery linking the areas that will be Timberlea's eight major neighborhoods was paved, the main trunk line servicing completed and sanitary and water stations were in place. In 1982/83 AHC began phase-by-phase development by readying two of Timberlea's eight neighborhoods to absorb the reasonable levels of growth

Syncrude's Northward Developments became the first land holder in the new Timberlea Subdivision purchasing 155 single-family lots for its relocation program

While still very much in the preliminary stages of settlement Timberlea is already taking on the characteristics of a maturing subdivision, such as this school

expected for the City. Underground servicing and hookups for the majority of Brown Neighborhood (Phase 1) were completed in early 1982/83 and work began on above ground improvements: landscaping, sidewalks, perimeter walkways and lane markings. In area H of Brown, the storm pond and drainage facilities were completed and AHC entered a two-year warranty period with the City on the water reservoir, the pumphouse, underground and surface works in most areas. At the end of the fiscal year, some work remained in area E (roadways) and area F (some underground servicing and roadways).

In all other areas most work was completed and 214 single-family lots are expected to be ready for marketing in 1983. During the summer of 1982, AHC pre-sold 155 single-family lots in area G to Northward Developments for Syncrude's relocation of head office personnel from Edmonton to Fort McMurray.

Cartier Mobile Home Park (Neighborhood 8) was the site of the remainder of AHC's 1982/83 work in Timberlea. Stage 1 of Cartier, development of 294 rental stalls, was started in the 1981/82 fiscal year and during 1982/83, AHC completed shallow utilities, roads and parking pads preparing 50 stalls for rental by the summer of 1983 with the remainder to be completed in the fall of 1983.

The 108 stall expansion of Gregoire, AHC's first mobile home park in Fort McMurray, was also nearing completion at fiscal year-end. Underground servicing and surface improvements were done over the course of the year leaving landscaping and a final lift of asphalt to be finished during the spring. Over 95 per cent of the stalls in Gregoire's expansion, were pre-leased.

AHC's housing programs were also in demand in McMurray during 1982/83. The continued growth of the Department of Manpower's Employment Counselling and Relocation Services Program required AHC provide an additional 15 Transitional Housing units in the City. Located in Thickwood Heights, these units were purchased from existing housing stock at a capital cost of approximately $850 thousand. In addition, 42 condominium units in Thickwood Heights and Dickensfield were purchased from existing stock at a cost of $2.21 million for the Community Housing Program. Under the Government Staff Housing Program 10 new units were constructed in Dickensfield in 1982/83 at a capital cost of $1.04 million.

While AHC's land development activity in Fort McMurray is winding down the Corporation's property management responsibilities are increasing. Property Management Services, through the regional office in McMurray, is responsible for the administration and maintenance of the 98-lot MacKenzie Industrial Park, just over 1,200 stalls in Gregoire and Cartier Mobile Home Parks and some 700 housing units in and around McMurray to as far north as Fort Chipewyan. With the ongoing responsibilities for management and maintenance of this major portfolio the relationship between AHC and Fort McMurray is likely to continue for quite some time to come.

Canmore

This aerial surveyor's shot shows the position of the existing townsite in relation to the area of the Northeast Benchlands below the Trans Canada at bottom of photo.

Signs of AHC's progress in developing Northeast Benchlands in Canmore were highly visible by fiscal year-end.

Cougar Creek Subdivision, the first residential phase of the project, was fully developed and 277 single-family lots were on the market by March 1983. In Elk Run Industrial Park the first industry to establish in the 23-lot development was operational. Over 80 metres (87 yards) of precast girders spanned the Trans Canada Highway, providing the framework for an overpass linking the existing Canmore townsite to Northeast Benchlands.

These developments are the culmination of the planning and underground-services-upgrading started by AHC in 1980 to meet the immediate and the projected, housing and industrial expansion needs of Canmore. 1982/83 capital investments associated with Benchlands development totalled $7.21 million.

Industrial Development

Elk Run Industrial Park, Phase I, was completely serviced with lots turned over to the town for marketing by the fall of 1982.

In addition to AHC's activity, the Town of Canmore erected a solid waste transfer station in Elk Run during the past fiscal period to replace the open refuse disposal area.

To ensure for the provision of future industrial needs in Canmore, planning continued in 1982/83 for Phase II of the development. Plans call for this phase of Elk Run

to include 66 additional lots, to be registered later in 1983. When developed, in response to demand, this section will complete the industrial area planning for Northeast Benchlands.

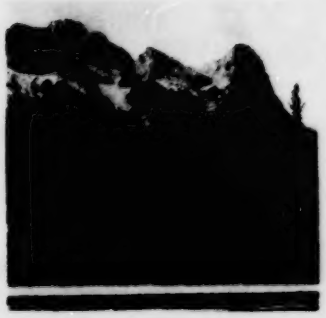
Vabella Meats, supplying markets in Calgary, Banff and Canmore with wholesale assorted sausages and smoked meats, was the first company to locate in the Industrial Park and opened its doors for business in March 1983.

Residential Development

Some 41 hectares adjacent to the Trans Canada Highway were transformed into a fully serviced residential area in less than a year. Cougar Creek Subdivision, Stage I, added 277 single-family lots, 12 duplex lots and six multi-family sites to the Town's residential inventory. Initially the single-family lots were made available to area residents through a lot draw, held in March 1983. Roughly 110 lots were optioned at that time. In the coming months, the Corporation will market the remaining single-family lots, as well as the duplex and multi-family sites.

Highway Overpass

To link Cougar Creek Subdivision and the Benchlands area to the Canmore townsite the Benchlands Trail Overpass was erected. Planning and inspection of construction was carried out by AHC's Engineering Department. During 1982/83, the two-lane roadway and pedestrian walkway were put into place and abutments, mid-pier support and precast girders were installed. The deck, parapets and access roads will be completed by the summer of 1983. Future expansion to four lanes is planned as Northeast Benchlands is fully developed and traffic flow increases.



Off-site Services

Behind the scenes, an underground water reservoir, an integral part of the water supply system for the entire Benchlands area, was underway by October 1982. The massive, reinforced concrete structure, with a capacity of 7,285 cubic meters (257,000 cubic feet), was completed by fiscal year-end. During 1983/84 construction of the pump house, the only visible part of the structure, will be completed.

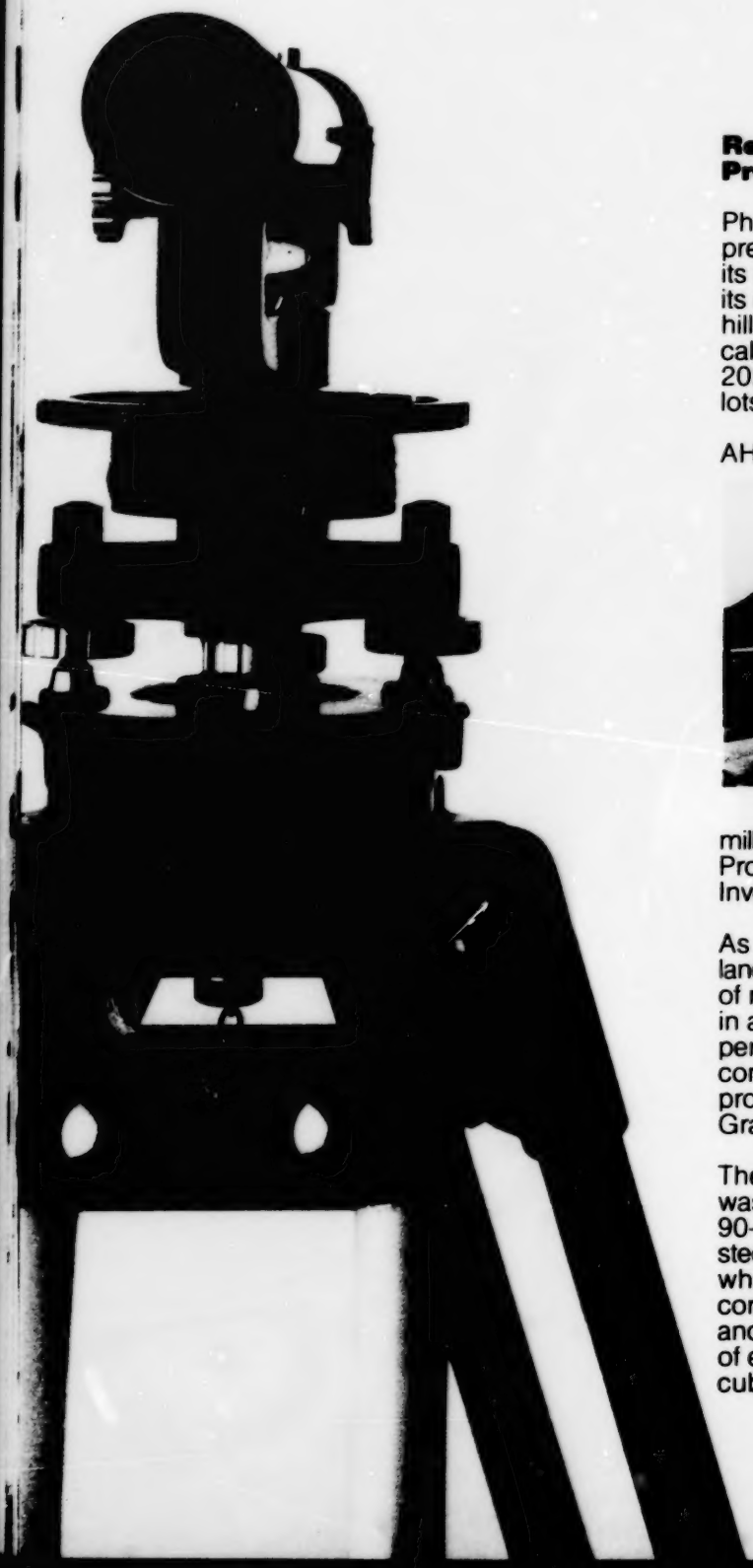
The reservoir will provide water supplies to Cougar Creek Subdivision and Elk Run Industrial Park and to all future developments in the lower Benchlands area. A second reservoir may be necessary to support the increased needs of Benchland's upper regions. The second reservoir would receive its water supply from the reservoir built this year.

Other Canmore Projects

The Corporation's efforts in Canmore were not restricted solely to Benchlands during this past fiscal period. In the existing Canmore townsite, 30 Community Housing units were under construction. By February 1983, 16 Senior-Citizens Self-contained units were completed bringing the town's total senior-citizens accommodations to 28 Self-contained units and a 65-bed Lodge.

Slower growth throughout Alberta has affected Canmore and will affect the rate of the Corporation's future developments in Northeast Benchlands. The residential and industrial developments now on stream are serving the town's present needs, while AHC's ongoing planning for Northeast Benchlands will ensure Canmore is ready to face future expansion demands.

Land Banking and Development Programs



Residential Land Banking and Development Program—Grand Centre

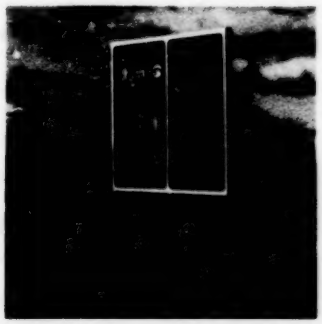
Phase II of the residential subdivision in Grand Centre presented more than the usual challenges to AHC, its prime consultant Marshall Macklin Monaghan and its contractor Fort Services and Ditching. The steep hills and valleys of the 29-hectare (71.5 acre) site called for resourceful design and development of the 202 single-family residential lots and two recreational lots for the Town.

AHC assists municipalities such as Grand Centre to prepare for natural or economic growth by banking land for future needs and by developing land to help meet near-term demands under the Residential Land Banking and Development Programs. In 1982/83 AHC banked 27.89 hectares (69 acres) and developed 1,071 lots throughout Alberta. This activity represented financial commitments of $19.85 million to the Residential Land Banking and Development Programs through funds borrowed from the Alberta Investment Division of the Heritage Savings Trust Fund.

As with other developers, AHC's forecast activities in land were downscaled throughout the year in recognition of reduced municipal expansion. The $19.85 million in actual expenditures in 1982/83 represents only 45 per cent of forecast capital requirements. Of this final commitment figure, 20 per cent was spent to complete projects undertaken in previous fiscal years, such as Grand Centre Phase II, begun in September 1981.

The first challenge in the Grand Centre development was to match the existing elevations in the adjacent 90-lot Phase I subdivision. Earthmovers graded some steep hills in excess of 10 metres (32 feet). Beavers who had made their home in a pond at the northeast corner of the site were relocated, the pond was drained and this low area was filled with seven metres (23 feet) of earth. During the entire development over 425,000 cubic metres (15 million cubic feet) of earth were

The new Phase II subdivision, built at a cost of $6.1 million will provide 202 fully serviced lots for single-family homes.



excavated and 160,000 cubic metres (5.65 million cubic feet) were moved off-site.

In order to reduce grade problems and provide easy access to the municipal services: storm, sanitary, water, power and telephone and T.V. cable were installed at road rights-of-way. In the north and west ends of the site, where trenches reached a depth of eight metres, ground water had to be pumped out before the pipes could be laid. The storm and sanitary sewers were laid in a common trench and drained west of the site. Both sewers will be connected to a new regional sanitary/storm system which is expected to be completed in the fall of 1983 and will serve the Grand Centre/Cold Lake region. In the meantime a temporary outfall ditch was built to drain the storm water.

To supply the new subdivision, parts of the existing town and future developments the Town built a new water reservoir on the highest point of the subdivision, a municipal reserve which is now covered by a tennis court. AHC also considered future growth needs and therefore connected an oversized 400 mm diameter trunk water main to the reservoir.

In November 1981 the installation of underground services was complete. Surface work began in April 1982. The shallow utilities: gas, power and lights were installed, the lots were fine graded and landscaped and over 2.6 km (1.6 miles) of new roads, including curbs and gutters, were constructed at a maximum grade elevation of six per cent. The 50th Street artery which runs alongside the Phase I subdivision was extended east to the end of the Phase II subdivision, but not before the large, buried tree stumps were removed to ensure a solid foundation for the road.

Phase II of the residential subdivision was developed in response to a projected population increase. Accordingly, AHC conducted a need and demand study to determine the Town's requirements for residential lots. The study assessed the projected economic and population growth of the Town, the financial capability of the Town and current land development activity and costs over a five-year period. According to the study, over 200 families would move to the area by 1982 to staff the new CF18 fighter plane at Medley Forces Base in nearby Cold Lake. The study also considered the possibility that expansion of the heavy oil project would be underway within the next five years and determined that all this activity would produce a corresponding growth in the Town's infrastructure.

Based on these projections, together with the fact that all 90 lots developed in Phase I in 1977 were sold and the residential supply was low, AHC recommended the Corporation develop approximately 200 lots.

Development of the subdivision was completed in November 1982 at a total capital cost of $6.1 million. Once surface improvements are complete in 1983, finished lots will be ready for marketing to staff of the Canadian Forces testing program.

Industrial Land Program

In co-operation with the Department of Tourism and Small Business Alberta Housing Corporation helps municipalities to strengthen and diversify their economic base by providing banked or serviced industrial land at a reasonable cost. In 1982/83 AHC committed $3 million in seven new Industrial Land development contracts around the Province. Another $1.5 million was committed to banking land for future industrial development in four Alberta centres.

The Department of Tourism and Small Business contacts interested municipalities, conducts a feasibility study and makes its recommendation to the Alberta Industrial Land Committee which is composed of representatives of Provincial agencies. The Committee's decision is passed on to AHC for delivery of the program.

Municipalities, depending on their need, may enter a Land Banking and/or Land Development Agreement with AHC. A Land Banking agreement runs for a 15-year term. Under a Development Agreement, which has a five-year term, the municipality has AHC service the land. The municipality is responsible for marketing the serviced lots with assistance from Tourism and Small Business.

Programs:

Senior Citizens Self-contained

Planning Stage

Barrhead III	24
Boyle	8
Calgary-Handicap Housing	75
Calgary-Southwood	51
Claresholm II	8
Drayton Valley II	16
Lac La Biche	30
Medicine Hat Memorial	30
Peace River*	44
Total	**286**

In Progress

Ashmont	12
Banff	22
Barnwell I	4
Bashaw III	20
Big Valley II	6
Bowden II	8
Bow Island I	12
Breton II	8
Calgary-Cathedral Manor Estates	115
Calgary-Cambrian Heights (North Haven I)	50
Calgary-Grace Gardens (Connaught II)	106
Calgary-Grace Lutheran	65
Calgary-Highland Park I	100
Calgary-Kiwanis - Lower Mt. Royal	50
Calgary-Kiwanis - Parkdale	50
Calgary-Lincoln Park I	103
Calgary-Oddfellows	57
Calgary-Oi Kwan II	126
Calgary-Parkdale - W. Hillhurst 3	27
Calgary-Ramsey 5	6
Calgary-Sharon Lutheran I	43
Calgary-Sharon Lutheran II	30
Calgary-St. Anthony	53
Chipman	4
Coaldale II	16
Crossfield I	24
Czar	4
Drumheller I	29
Edmonton-Ansgar	176
Edmonton-Connors Road	304
Edmonton-Highlands	67
Edmonton-Hungarian	93
Edmonton-Knox	79
Edmonton-Londonderry	118
Edmonton-National Congress of Italian Canadians*	55
Edmonton-St. Johns	78
Edmonton-Virginia Park III*	140
Fairview II	30
Foremost I	8
Ft. Saskatchewan	32
Grimshaw	16
Islay	4
Lamont	12
Manning	16
Milk River I	6
Milk River II	5
Millet	12
Morrin I	4
Nanton	12
Olds III	30
Ponoka III	16
Ponoka IV	16
Red Deer III	25
Red Deer IV	112
Rimbey	20
Rosemary I	6
Smith	4
Smoky Lake	8
Taber II	30
Thorhild	8
Thorsby	8
Valleyview	16
Vegreville	50
Vermilion	31
Vulcan II	8
Wabamun	4
Wabasca/Demarais	12
Wainwright	18
Wembley	8
Wetaskiwin (Legion)	51
Wetaskiwin (Lutheran)	51
Total	**2949**

Completed

Airdrie II	20
Beaverlodge II	8
Bonnyville	12
Brooks III	29
Bruderheim	16
Calgary-Acadia I	104
Calgary-Edwards Place	Renov.
Calgary-Glenmore 2	23
Calgary-James Shouldice	18
Calgary-Parkdale I - Kendale House	33
Calgary-Ramsey 3	23
Calgary-Richmond I	25
Calgary-Spruce Cliff I	55
Calgary-Victoria Park 3	133
Canmore II	16
Carmangay	4
Carseland I	4
Carstairs	8
Champion I	4
Clyde	12
Cochrane	22
Cold Lake	20
Debolt II	4
Devon	24
Donnelly II	8
Duchess I	4
Edmonton-Beverly Ukrainian	20
Edmonton-Britannia Gardens	65
Edmonton-Canadian Romanian	51
Edmonton-Central Baptist	51
Edmonton-Chinese Alliance	36
Edmonton-Jasper Place	99
Edmonton-Porta Place (Essex)	75
Edmonton-St. Josaphat's	116
Edmonton-St. Nicholas	38
Edson	32
Empress	8
Gibbons	18
Girouxville II	8
Grande Prairie II	71
Hanna	30
High River II	20
Hinton	32
Innisfail II	32
Innisfree	4
Jarvie	4
Jasper	33
Lacombe	24
La Crete	8
La Glace	8
Leduc	50
Lethbridge-Legion Place	32
Lethbridge-Courtyard Place	9
Lethbridge-T. Russel Haig Tower	136
Lethbridge-Legion Arms	37
Lloydminster-Knox Metropolitan	24
Lloydminster-St. Anthony's	24
Lloydminster-Southridge	51
Mannville	12
Marwayne	8
Mayerthorpe	12
Nampa II	4
New Norway	8
Onoway II	12
Penhold	8
Picture Butte	16
Plamondon II	4
Red Deer	108
Rocky Mountain House	8
Rycroft	4
Stettler	24
Stony Plain II	45
Strathmore II	32
Sundre III	16
Two Hills	16
Vegreville-Ukrainian	31
Veteran I	4
Viking	16
Waskatenau	8
Total	**2271**

*Combined Lodge & Self-contained

Senior Citizens Lodge

Planning Stage

Peace River*	40
Vermilion	15
Total	**55**

*Combined Self-contained & Lodge

In Progress

Berwyn Addition	14
Coaldale Addition	16
Crossfield Addition	10
Edmonton-GEF-Beverly	80
Edmonton-GEF-McCauley*	64
Edmonton-South	65
Edmonton-GEF-Virginia Park*	65
Grande Prairie III	65
Innisfail Addition	20
Lethbridge	77
Picture Butte Addition	13
Rimbey Addition	20
Stettler Addition	40
Sundre	44
Three Hills Addition	21
Westlock	44
Total	**658**

Completed

Cochrane Addition	10
High River Addition	15
Hines Creek	31
Rocky Mountain House Addition	20
Warburg Addition	20
Total	**96**

Senior Citizens 1/3 Capital Grant

In Progress

Edmonton (Chinese Free Masons)	42
Edmonton (Good Samaritan)	52
Edmonton Oliver (Tegler)	102
Total	**196**

Senior Citizens Housing on Indian Reserves

Planning Stage

Blackfoot Band	36
Kehewin Band	14
Total	**50**

Community Housing

Planning Stage

Lethbridge-West Village	21
Medicine Hat IX (On Hold)	17
Total	**38**

In Progress

Brooks II	16
Calgary-Deer Ridge	43
Calgary-Edgemont	84
Calgary-Lincoln Park	65
Calgary-Midnapore I	60
Calgary-Ranchlands 7	34
Calgary-Woodlands II	88
Camrose	10
Canmore I	30
Claresholm II	6
Didsbury I	12
Edmonton-Beaumaris II	33
Edmonton-Clareview V	31
Edmonton-Delton I	6
Edmonton-McCauley I	39
Edmonton-Michael Park II	41
Edmonton-Norwood II	6
Edmonton-Norwood III	4
Edmonton-Norwood Ph. 2	6
Edmonton-Norwood Ph. 6	4
Edmonton-Southwood III	41
Edmonton-Southwood IV	59
Edmonton-Yellowbird II	40
High Level	11
Lethbridge-Duplexes	4
Lethbridge-Triplexes	6
Lethbridge-Uplands	13
Lethbridge-West S.F.D.	10
Medicine Hat VIII	36
Milk River I	6
Peace River	17
Red Deer VII	14
Red Deer VIII	12
Strathmore I	12
Three Hills	8
Total	**907**

Completed

Calgary-Applewood I	53
Calgary-Beddington Heights 2	50
Calgary-Deer Valley I	30
Calgary-Erinwoods III	84
Calgary-Glenbrook 4	46
Calgary-Highland Park 2	8
Calgary-Inglewood 8	18
Calgary-MacEwan Glen I	40
Calgary-MacEwan Glen II	34
Calgary-McKenzie I	60
Calgary-North Haven 2	12
Calgary-Ramsey 7	12
Calgary-Renfrew 2	20
Calgary-Shawnessy I	37
Calgary-Vista Heights I	23
Calgary-Woodbine I	18
Calgary-Woodlands I	56
Edmonton-Belmead I	18
Edmonton-Carlisle I	39
Edmonton-Carlisle II	46
Edmonton-Clareview VI	53
Edmonton-Ermineskin II	51
Edmonton-Hermitage III	57
Edmonton-Hillview III	26
Edmonton-Hillview IV	26
Edmonton-Menisa I	25
Edmonton-Meyokumin I	34
Edmonton-Primrose I	68
Edmonton-Saddleback II	28
Edmonton-Tipaskan I	55
Edmonton-Yellowbird III	47
Ft. McMurray	42
Grande Prairie	30
Lethbridge-Phase 8	6
Lethbridge-Phase 6	4
Lethbridge-Phase 7	6
Lethbridge-Uplands	10
Lloydminster	40
Medicine Hat-Southridge I	30
Raymond II	4
Red Deer V	24
Taber II	6
Wetaskiwin	12
Total	**1388**

Programs (continued):

Staff Housing

Planning Stage

Barrier Lake	2
Elbow Sheep	3
Muskeg	1
Red Earth Ranger Station	2
Sheep Ranger Station	1
Whitney Ross	1
Total	**10**

In Progress

Beaver Lake	1
Bow Valley Prov. Park	3
Carseland	1
Ft. Chipewyan	4
High Level	16
Kananaskis	4
La Corey Ranger Station	1
Nordegg	1
Pinhorn Grz. Reserve	1
Robb Ranger Station	1
Swan Hills	1
Wabasca	1
Wm. Switzer Prov. Park	1
Total	**36**

Completed

Allison Creek	2
Carson-Pegasus Prov. Park	2
Dillberry Lake Park	1
Elbow Ranger Station	10
Ft. Assiniboine	1
Ft. McMurray	10
Ft. Vermilion Grazing Reserve	1
Ghost	3
High Level	6
High Level	6
High Prairie	1
La Corey	2
Lloydminster	1
Manning	1
Moose Lake	1
Rainbow Lake	1
Robb	1
Rocky Mountain House	1
Smith Ranger Station	2
Spirit River	1
Three Creek Grazing Reserve	1
Wabasca	1
Whitemud	1
Zeiner Park	1
Total	**58**

Rural Mobile Home

Committed/Not Placed

Crooked Creek	1
East Prairie	3
Fort Vermilion	4
Grouard	2
High Prairie	1
Kinuso	1
Paddle Prairie	1
Red Earth (Loon Lake)	2
Trout Lake	1
Wabasca	4
Worsley	1
Total	**21**

Committed/Placed

Athabasca	4
Ashmont	4
Atmore	1
Bonnyville	4
Boyle	1
Boyne Lake	1
Calling Lake	2
Canyon Creek	1
Caslan	7
Cherhill	1
Cold Lake	1
Debolt	1
Donatville	1
Donnelly	4
Driftpile	1
East Prairie	13
Elinor Lake	3
Elizabeth Colony	7
Elmsworth	1
Entrance	1
Eureka River	2
Falher	1
Fairview	1
Faust	11
Fishing Lake	4
Fort Vermilion	4
Frog Lake	1
Gift Lake	6
Glendon	1
Goodfare	3
Grand Centre	3
Grassland	2
Grouard	10
Gurneyville	2
Guy	1
Hawk Hills	1
High Level	1
High Prairie	29
Hines Creek	1
Hinton	4
Hylo	1
Hythe	4
Imperial Mills	1
Iron River	1
Islay	1
Joussard	2
Kikino	8
La Crete	1
Lac La Biche	9
Mallaig	3
Manning	8
McLennan	1
Myrnam	2
Notikewan	1
Onoway	1
Owl River	1
Paddle Prairie	6
Peace River	2
Plamondon	4
Red Earth (Loon Lake)	4
Redwater	1
Rich Lake	3
Salt Prairie	1
St. Lina	1
St. Paul	1
Slave Lake	7
Spedden	1
Three Creeks	6
Truman	2
Two Hills	2
Valleyview	2
Vauxhall	2
Wabasca	17
Wandering River	1
Wanham	1
Watino	1
Westerose	1
Whitelaw	1
Woking	1
Worsley	5
Total	**265**

Rural Home Extension Program

Committed/Not Placed

Grouard Band	1
Total	**1**

Committed/Placed

Bigstone Band	18
Cold Lake Band	5
Duncan Band	1
Frog Lake Band	5
Horse Lake Band	8
Total	**37**

Residential Land Development

Lots In Planning Stage

Imperial Mills	15
Wabasca	34
Total	**49**

Lots In Progress

Canmore-NE Benchlands	283
Ft. McMurray-Timberlea	1000
High Level	179
Total	**1462**

Lots Completed

Athabasca	141
Bashaw	62
Beiseker	42
Calgary-Lincoln Park	6
Devon	64
Fox Creek	180
Ft. McMurray-Gregoire Phase V (Mobile Home Park)	108
Grand Centre	202
Grande Cache V	170
Lac La Biche	29
Mannville	33
Turner Valley	34
Total	**1071**

Industrial Land Development

Lots in Planning Stage

Canmore II	66
Coutts	17
Vegreville	17
Viking	34
Total	**134**

Lots In Progress

Devon	41
Total	**41**

Lots Completed

Canmore I	22
Crowsnest Pass	48
Elk Point	41
Redwater	32
Standard	19
Total	**162**

Residential Banks

Hectares Or Lots Assembled

Hythe	27.89 Ha	(68.9 acres)
Total	**27.89 Ha (68.9 acres)**	

Industrial Banks

Hectares Or Lots Assembled

Turner Valley	13.22 Ha (32.66 acres)
Drayton Valley (Transferred from Residential Banking)	54.63 Ha (134.98 acres)
Total	**67.85 Ha (167.65 acres)**

Transitional Housing

Planning Stage

Hinton	10
Total	**10**

In Progress

High Level	15
Total	**15**

Completed

Bonnyville	3
Ft. McMurray	40
Grand Centre	3
Peace River	11
Slave Lake III	8
Total	**65**

CHAP

Lots Provided

Alix	1
Edmonton-Londonderry	14
Grande Prairie	1
Lac La Biche	8
Slave Lake	1
Total	**25**

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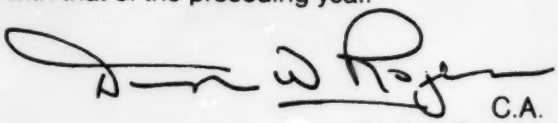
Auditor's Report

To the Board of Directors of the
Alberta Housing Corporation

I have examined the balance sheet of the Alberta Housing Corporation as at March 31, 1983 and the statements of revenue and expenditure, changes in financial position and contributed surplus for the year then ended. My examination was made in accordance with generally accepted auditing standards, and accordingly included such tests and other procedures as I considered necessary in the circumstances.

In my opinion, these financial statements present fairly the financial position of the Corporation as at March 31, 1983 and the results of its operations and the changes in its financial position for the year then ended in accordance with the disclosed basis of accounting, considered appropriate in the circumstances, as described in Note 2 to the financial statements applied on a basis consistent with that of the preceding year.



Edmonton, Alberta
August 31, 1983

C.A.
Auditor General

Alberta Housing Corporation

Balance Sheet

as at March 31, 1983

Assets

(thousands of dollars)	1983	1982
Capital Fund		
Current:		
Deposits in trust (Note 3)	$ 4,286	$ 1,801
Accounts receivable	1,725	3,260
	6,011	5,061
Rural mobile home agreements receivable	2,128	1,018
Municipal agreements receivable	7,916	6,581
Student housing agreements receivable (Note 4)	5,068	5,168
Fixed assets, at cost, (Notes 2 and 6)	3,439	3,185
Investment in projects, Schedule 1 (Note 2)	1,274,433	952,819
	1,298,995	973,832
Operating Fund		
Current:		
Cash	—	134
Deposits in trust (Note 3)	15,448	22,667
Accounts receivable	7,592	6,116
Due from the Province of Alberta (Note 5)	23,512	11,071
Due from capital fund	14,051	8,108
	60,603	48,096
	$1,359,598	$1,021,928

The accompanying notes are part of these financial statements.

Liabilities

(thousands of dollars)	1983	1982
Capital Fund		
Current:		
Accounts payable	**$ 15,527**	$ 17,013
Holdbacks payable	**17,048**	15,840
Debenture debt due within one year (Note 7)	**7,394**	5,753
Due to operating fund	**14,051**	8,108
	54,020	46,714
Long-term debt, (Note 7)	**1,134,566**	842,648
Contributed surplus, Statement D (Note 2)	**110,409**	84,470
	1,298,995	973,832
Operating Fund		
Current:		
Accounts payable	**5,425**	4,444
Accrued interest payable	**55,178**	43,652
	60,603	48,096
	$1,359,598	$1,021,928

Alberta Housing Corporation

Statement of Revenue and Expenditure

for the year ended March 31, 1983

(thousands of dollars)	1983	1982
Revenue		
Lot sales	**$ 15,746**	$ 36,680
Rental revenue	**10,506**	8,632
Interest	**2,801**	2,248
Proceeds from sale of fixed assets	**31**	69
Net gain (loss) on sale of housing investments	**(34)**	98
	29,050	47,727
Expenditure		
Interest on long-term debt	**97,384**	62,587
Cost of lot sales	**15,554**	37,431
Salaries and employee benefits	**11,611**	9,313
Grants and subsidies	**11,390**	7,914
Capital expenditure for rural mobile homes (Note 2)	**5,960**	6,529
Building maintenance and expenses	**6,889**	5,784
Other administration expenses	**5,162**	4,875
Capital expenditure for fixed assets (Note 2)	**278**	2,018
Bank and other interest	**46**	18
Contributions for debt retirement (Note 2)	**8,219**	5,504
	162,493	141,973
Less: Interest charged to investment in projects	**59,747**	30,369
Operating expense recoveries	**3,172**	2,316
	62,919	32,685
	99,574	109,288
Excess of expenditure over revenue for the year before write down	**70,524**	61,561
Add: Write down in value of land held for resale and development (Note 8)	**15,000**	–
Excess of expenditure over revenue after write down	**$ 85,524**	$ 61,561
Contributions by the Province of Alberta	**$ 85,524**	$ 61,561

Alberta Housing Corporation

Statement of Changes in Financial Position

for the year ended March 31, 1983

(thousands of dollars)	1983	1982
Funds were provided from:		
Operating grants – Province of Alberta, Department of Housing	**$ 85,524**	$ 61,561
Debentures issued – Province of Alberta	**300,000**	204,000
Private mortgages	**1,878**	8,894
Donated lands for capital purposes	**735**	796
Appraisal increase in value of land	**11,425**	–
Proceeds from sale of staff housing	**334**	1,018
Proceeds from sale of rural and native homes	**4,520**	4,604
Proceeds from sale of fixed assets	**31**	69
Decrease in accounts receivable	**59**	2,132
Increase in accounts payable	**–**	4,589
Increase in holdbacks payable	**1,208**	7,550
Increase in accrued interest payable	**11,526**	13,978
	417,240	309,191
Funds were applied to:		
Operations (after adjustment for non-cash items)	**54,967**	24,297
Net increase in agreements receivable	**2,445**	261
Increase in investment in projects	**351,750**	271,151
Decrease in accounts payable	**505**	–
Increase in amount due from the Province of Alberta	**12,441**	9,561
	422,108	305,270
Increase (decrease) in funds	**(4,868)**	3,921
Funds at beginning of year	**24,602**	20,681
Funds at end of year	**$ 19,734**	$ 24,602
Represented by:		
Deposits in trust	**$ 19,734**	$ 24,468
Cash	**–**	134
	$ 19,734	$ 24,602

Alberta Housing Corporation

Statement of Contributed Surplus

For the Year ended March 31, 1983

(thousands of dollars)	1983	1982
Balance at beginning of year	**$ 84,470**	$70,673
Add:		
Donated lands and housing for capital purposes	**735**	796
Appraisal increase in value of investments	**11,425**	–
Contributions for fixed assets	**290**	2,076
Contributions for debt retirement (Note 2)	**8,219**	5,504
Contributions for rural mobile homes	**7,374**	6,889
	28,043	15,265
Deduct:		
Disposal of donated assets	**654**	631
Disposal of fixed assets	**36**	477
Disposal of rural mobile homes	**1,414**	360
	2,104	1,468
Balance at end of year	**$110,409**	$84,470

Notes to the Financial Statements

March 31, 1983

Note 1 **Authority**

The Alberta Housing Corporation operates under authority of the Alberta Housing Act, Chapter A-30, Revised Statutes of Alberta 1980.

Note 2 **Significant Accounting Principles**

(a) General

These financial statements have been prepared in accordance with generally accepted accounting principles except for the following:

(i) Fixed assets

No provision for depreciation on fixed assets has been made. Purchases are charged to operations in the year of purchase and gross proceeds on any disposals are recorded as revenue. Fixed assets are shown on the balance sheet at original cost with an offsetting credit to contributed surplus.

(ii) Investment in Projects

No provision for depreciation on investment in projects has been made. Investment in projects is stated at cost or appraised value. Purchases of certain investments are charged to operations in the year of purchase and are shown on the balance sheet at cost with an offsetting credit to contributed surplus.

(iii) Donated assets and appraisal increases

The Corporation occasionally acquires land, buildings and other assets at substantially lower than current market or at nominal value. These assets are recorded at appraised values with an offsetting credit to contributed surplus.

(iv) Contributions for debt retirement

Contributions for debt retirement from the Province of Alberta have been credited to contributed surplus and charged to operations.

(b) Recognition of Earnings

(i) Lot sales

Revenue from the sale of lots is recorded when the required deposit is received and all other material conditions have been met.

It is the Corporation's policy to sell lots at cost. When a lot is sold, the Corporation charges cost of lot sales with an amount equal to the selling price of the lot. When all lots within a project are sold, any gain or loss is reflected in the statement of revenue and expenditure.

(ii) Housing units

Revenue from the sale of surplus housing units is recorded when the purchaser has paid the purchase price in full.

(c) Capitalization of Costs

In addition to direct development cost, certain costs such as interest, overhead and local improvement taxes are capitalized to investment in projects during development. In addition, interest is capitalized to land until sold.

Note 3 **Deposits in Trust**

Deposits in trust consist of deposits in the Consolidated Cash Investment Trust Fund of the Province of Alberta.

Note 4 **Student Housing Agreements Receivable**

The Province of Alberta provides the funds to pay the semi-annual instalments on the debentures which financed the cost of building various student residences in the Province.

Notes to the Financial Statements

March 31, 1983

Note 5 Due from the Province of Alberta

The receivable of $23,512 (1982 $11,071) represents the excess of the Corporation's operating deficit over contributions received.

Note 6 Fixed Assets

Fixed assets consist of the following:

	March 31, 1982	Additions	Disposals	**March 31, 1983**
Office buildings including land	$ 130	$ 8	$ 6	**$ 132**
Leasehold improvements	1,506	49	10	**1,545**
Office equipment	1,421	224	9	**1,636**
Transportation equipment	30	1	9	**22**
Tools	98	8	2	**104**
	$3,185	**$290**	**$36**	**$3,439**

Note 7 Long-Term Debt

	1983	1982
Debentures with the Province of Alberta at various interest rates ranging from 9.10% to 18.05% and payable annually or semi-annually in equal blended payments of principal and interest	**$ 1,021,232**	$725,732
Debentures with Canada Mortgage and Housing Corporation at various interest rates ranging from 5¾% to 10% and payable annually or semi-annually in equal blended payments of principal and interest	**111,885**	114,121
Mortgages at various interest rates and payable monthly or annually in aggregate or equal blended payments of principal and interest	**8,843**	8,548
	1,141,960	848,401
Less: Due within one year	**7,394**	5,753
	$1,134,566	$842,648

Approximate aggregate principal repayments due in each of the next five years are:

	1983	1982
1982-1983	**$ —**	$5,753
1983-1984	**7,394**	6,296
1984-1985	**8,106**	6,896
1985-1986	**8,497**	7,162
1986-1987	**9,248**	7,768
1987-1988	**10,213**	—

Debentures with the Province of Alberta represent the investment of the Alberta Heritage Savings Trust Fund.

Mortgages were secured against certain investment in projects.

Included in the debentures with the Province of Alberta is $20,000 (1982 $10,000) in advances received on a $40,000 (1982 $40,000) debenture due March 31, 2013.

The repayment of principal and interest of any borrowing by the Corporation and the principal and interest of, and any premiums payable under any notes, bonds, mortgages, debentures or other securities issued by the Corporation, are guaranteed by the Province of Alberta.

Note 8	**Write down of Land Held for Resale and Development** To recognize a reduction in the value of land held for resale and development, originally valued at approximately $93 million, the Corporation recorded a $15 million write down in land assembly and development.
Note 9	**Contingent Liabilities** The Corporation is involved in a number of legal proceedings. Claims against the Corporation in these proceedings, which have not been reflected in the accounts, amount to $703. While the ultimate outcome of these proceedings cannot be predicted at this time, it is the opinion of management that the disposition of these cases will not have a materially adverse effect on the financial position of the Corporation.
Note 10	**Contractual Obligations** As at March 31, 1983, the Corporation had contractual obligations with respect to investment in projects in the amount of $99,931 (1982 $143,653).
Note 11	**Comparative Figures** The 1982 figures have been restated where necessary to conform to 1983 presentation.
Note 12	**Approval of Financial Statements** These financial statements were approved by management on August 31, 1983.

Alberta Housing Corporation

Schedule of Investment in Projects

as at March 31, 1983

	Land Assembly and Development	Senior Citizens' Housing	Staff, Welfare and Other Rental Housing
Purchased and constructed buildings and purchased land, at cost	$ 36,786	$ 433,511	$ 41,825
Equity in Federal, Provincial and Municipal Housing, at cost	–	–	–
Land and development, at cost less sale and option proceeds (Note 8)	261,494	–	–
Equity in land and development	–	–	–
Donated land and buildings, at appraised value (A)	41,205	7,357	3,867
Construction in progress, at cost	–	145,183	5,765
	$339,485	**$586,051**	**$51,457**
1982 Comparative	$ 273,376	$ 433,000	$ 42,503

Note: (A) Most of the appraised values were determined by officials of the Alberta Housing Corporation.

Community Housing	Community Residences	Urban Renewal	Rural and Native Housing	**Total 1983**	Total 1982
$ 220,580	$ 778	$ –	$ 1,802	**$ 735,282**	$526,571
2,021	–	–	4,799	**6,820**	7,004
–	–	–	–	**261,494**	206,827
–	–	–	–	**–**	16
574	4	–	24,857	**77,864**	60,013
42,025	–	–	–	**192,973**	152,388
$265,200	**$782**	**$ –**	**$31,458**	**$1,274,433**	
$ 177,467	$ 782	$16	$ 25,675		$952,819

Corporate Information

Board of Directors (1982/83)
Members Appointed by Legislation

The Honourable
Larry R. Shaben
Chairman
Minister Responsible for the Corporation in the Legislature

Mr. K.D. Poholko, C.G.A.
Vice-Chairman
President
Alberta Housing Corporation

Mr. A.F. "Chip" Collins
Deputy Provincial Treasurer

Appointed Members

Mrs. Joyce Campbell
Calgary
From: September 1, 1979

Mrs. Kathleen Campbell
Edmonton
From: June 8, 1977

Mr. James Fargey
Edmonton
From: June 8, 1977

Mr. Laurent Lamoureux
McLennan
From: June 8, 1977

Mr. M.D. Rasmusson
Deputy Minister of Housing
From: March 28, 1979

Mr. George Renner
Medicine Hat
From: June 8, 1977

Mr. W.A.B. Saunders, P.Eng.
Edmonton
From: March 28, 1979

Office Locations

Alberta Housing Corporation
Northern Region Office
9405 - 50 Street
Edmonton, Alberta
T6B 2T4
Phone: 468-3535

Alberta Housing Corporation
Southern Region Office
901 Centre Street North
Calgary, Alberta
T2E 6P3
Phone: 276-9541

Regional Property Management Offices:

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10003 Biggs Avenue
Fort McMurray, Alberta
T9H 1S4
Phone: 743-7100

Alberta Housing Corporation
9621 - 90 Avenue
Bag 990
Peace River, Alberta
T0H 2A0
Phone: 624-5252

Alberta Housing Corporation
406 - 10 Avenue N.E.
Slave Lake, Alberta
T0G 2A0
Phone: 849-3688

Alberta Housing Corporation
5238 - 50 Avenue
Box 3189
St. Paul, Alberta
T0A 3A0
Phone: 645-5600

Alberta Housing Corporation
5907/09 - 4 Avenue
Box 670
Edson, Alberta
T0E 0P0
Phone: 723-6054

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9812 - 101 Street
High Level, Alberta
T0H 1Z0
Phone: 926-3155
926-3693

POOR

QUALITY

ORIGINAL